

**PROJECT NARRATIVE**  
**USE PERMIT FOR BILLIARD USE EXPANSION**  
**DUKE'S BAR & GRILL**  
**PLAZA DEL RIO**  
**June 7, 2003**

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The existing Duke's Sports Grill is a 5,882 sq. ft. bar/restaurant use located within the Plaza Del Rio shopping center. This center is a multi-use retail center, zoned C-3. The business owner and management company have agreed to provide an additional 1,950 sq. ft. directly adjacent for the primary purpose of expanding the existing billiard use. This narrative and the attached documents are provided to support the expansion of this use.

The primary entrance to the facility will remain the same, and minimal tenant improvements are required to incorporate the addition space. The site is in compliance with code requirements for parking, circulation, design, drainage, architecture and general land use. No exterior building or site construction is proposed. Although the bar and grill use is expanding the gross area into what was retail space, the purpose is to make patrons more comfortable by adding amenities rather than increasing the number of patrons.

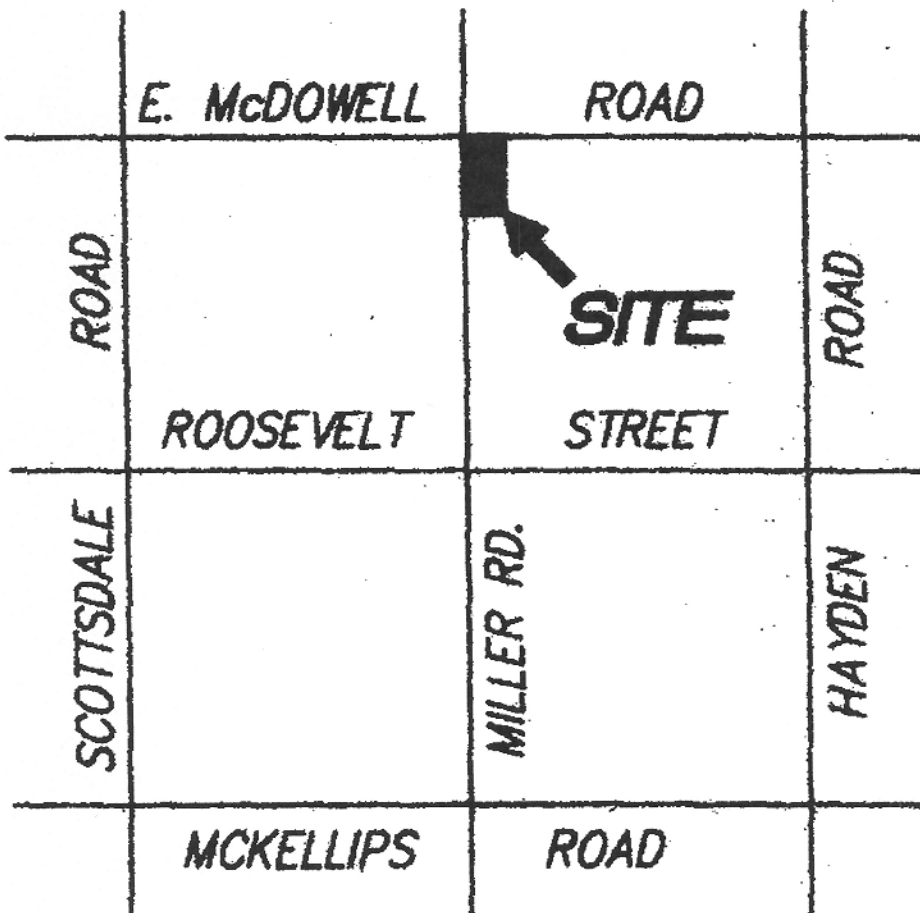
As evidenced by a Design Review Case in 1983, the then-existing bar/restaurant use was expanded for gaming and billiard use. From this date and through to the change of business to Duke's Bar & Grill, the billiard use has included up to 7 tables. This request is for the addition of up to 8 tables, as a service to the existing patrons. We propose that this expansion of the existing use is in character with the zoning and neighborhood, and provides a use that is clearly less intense in any potential impacts than might otherwise be allowed within this zoning district.

We request consideration of a Use Permit to allow the billiard expansion, which has already demonstrated itself as an acceptable fit into the shopping center and the neighborhood.

**Applicant  
Submitted  
Document**

**17-UP-2003**  
7/18/2003

17-UP-2003  
7/18/2003



**VICINITY MAP (NTS)**

**DUKE'S BAR & GRILL**

**PLAZA DEL RIO  
SHOPPING CENTER**